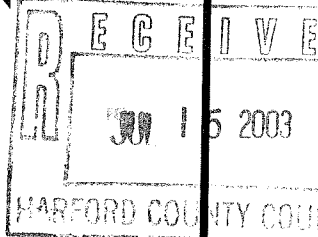


## STANDARD APPLICATION

# Harford County Board of Appeals

Bel Air, Maryland 21014

Case No. 5368Date Filed 7-9-03

Hearing Date \_\_\_\_\_

Receipt \_\_\_\_\_

Fee \$400

Shaded Areas for Office Use Only

## Type of Application

Nature of Request and Section(s) of Code \_\_\_\_\_

\_\_\_\_\_ Administrative Decision/Interpretation

☒ Special Exception

\_\_\_\_\_ Use Variance

\_\_\_\_\_ Change/Extension of Non-Conforming

\_\_\_\_\_ Minor Area Variance

\_\_\_\_\_ Area Variance

\_\_\_\_\_ Variance from Requirements of the Code

\_\_\_\_\_ Zoning Map/Drafting Correction

CASE 5367 MAP 40 TYPE Special Exception

ELECTION DISTRICT 3 LOCATION 9 Newport Drive, Forest Hill, Md. 21050

BY W. K. Land Development LLC, P.O. Box 853, Bel Air, Md. 21014

Appealed because a Special Exception pursuant to Section 267-53C(4)(b) of the Harford County Code to allow a Day Care Center in an CI District requires approval by the Board.

**NOTE:** A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

## Applicant/Owner (please print or type)

Name W K Land Development LLCPhone Number Call attorneyAddress P.O. Box 853Bel Air MD 21014

Street Number

Street

City

State

Zip Code

Co-Applicant N/A

Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Street Number

Street

City

State

Zip Code

Contract Purchaser N/A

Phone Number \_\_\_\_\_

Address \_\_\_\_\_

Street Number

Street

City

State

Zip Code

Attorney/Representative John J. GessnerPhone Number 410-893-7500Address 11 South Main Street, P.O. Box 1776Bel AirMD21014

Street Number

Street

City

State

Zip Code

Hearing: 8/27/03

Rev. 12/00

**Land Description**

Address and Location of Property Lot 5 .946 AC 9 Newport Drive  
For Hill Bus CNT P62/59  
Subdivision Forest Hill Business Center Lot Number 5  
Acreage/Lot Size .946 ± Election District 3 Zoning CI  
Tax Map No. 40 Grid No. 1D Parcel 348 Water/Sewer: Private \_\_\_\_\_ Public X  
List ALL structures on property and current use: Vacant

Estimated time required to present case: 30 minutes  
If this Appeal is in reference to a Building Permit, state number N/A  
Would approval of this petition violate the covenants and restrictions for your property? NO  
Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No X  
If so, what is the Critical Area Land Use designations: N/A  
Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No X  
Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No X

**Request**

See attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Justification**

See attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)*

ATTACHMENT TO APPLICATION OF W K LAND DEVELOPMENT LLC

**REQUEST:**

A special exception pursuant to Section 267-53(C)(4)(b) of the Harford County Zoning Code ("Code") to permit a day care center on the subject property zoned CI, Commercial Industrial, as shown on the attached site plan.

**JUSTIFICATION:**

The proposed use is compatible with uses permitted as a matter of right in the CI District and will cause no adverse impact. There is a need for day care facilities in the Forest Hill area which the proposed use will serve.

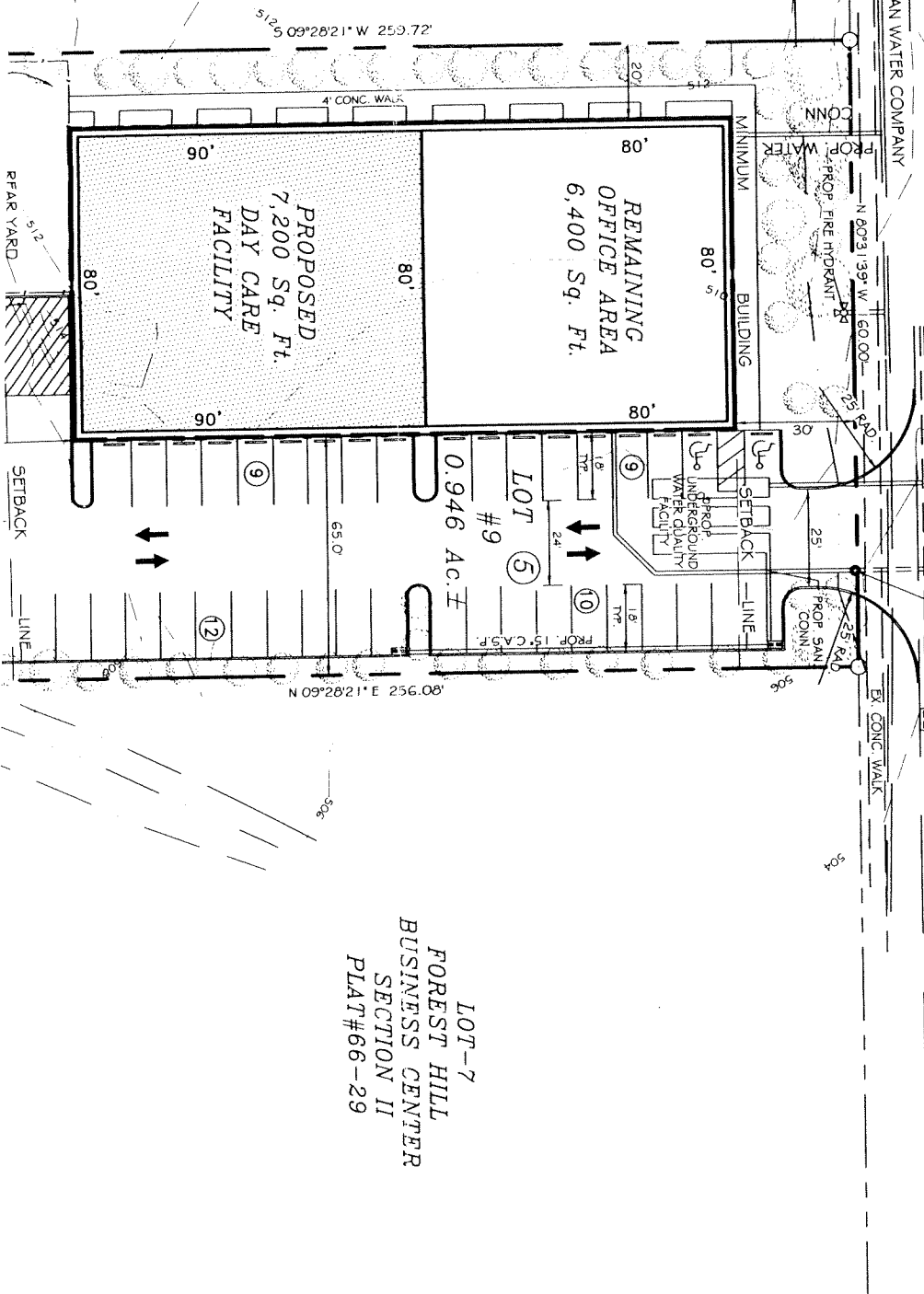
TABLE		
CHORD BEARING	DELTA ANGLE	TANGENT
5.61°49'55" E	01°22'20"	60.03

# NEWPORT DRIVE

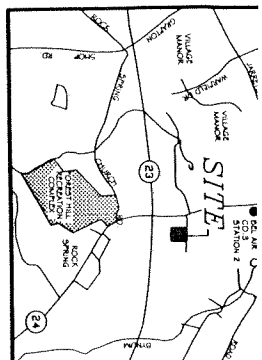
EXISTING 36" STORM DRAIN

UTILITY SEWER CONTRACT #9080

BY MARYLAND/AMERICAN WATER COMPANY



PER PLAT 62159



LOCATION MAP  
SCALE: 1"=2000'

## SITE DATA

- #9 INDICATES ADDRESS NUMBER
- TAX MAP: #40, PARCEL #348
- DEED REFERENCE: 3280/342
- PLAT REFERENCE: 62159
- TOTAL ENCLOSED AREA: 0.946 AC. ±
- PRESENT ZONING: C1
- EXISTING USE: VACANT

PROPOSED USE: OFFICE BUILDING

- BUILDING COVERAGE  
EXISTING BUILDING: 000 Sq. Ft.  
PROPOSED BUILDING: 13,600 Sq. Ft.  
PROPOSED BUILDING COVERAGE: 33%  
TOTAL: 13,600 Sq. Ft.
- IMPERVIOUS AREAS

EXISTING IMPERVIOUS AREAS: 000 S  
PROPOSED IMPERVIOUS AREAS: 32,60  
32,924 Sq. Ft. / 41208 Sq. Ft. = 80% IMPER

10. PARKING

OFFICE AREA  
1 SPACE PER 300 Sq. Ft.  
300 / 6,400 Sq. Ft. = 22 SPACES

DAYCARE AREA  
1 SPACE PER 6 STUDENTS  
± LOADING AREA (10' X 25')

140 STUDENTS / 6 STUDENTS = 23 SPAC

TOTAL PARKING

REQUIRED OFFICE AREA SPACES: 22 SP  
REQUIRED DAYCARE AREA SPACES: 23 SP  
REQUIRED TOTAL SPACES: 45 SP

PROVIDED: 45 SPACES

HANDICAPPED: 2 SPACES

- SEDIMENT & EROSION CONTROL TO BE DETAILED AT FINAL DESIGN.
- LANDSCAPE AND LIGHTING PLAN TO BE APPROVED PRIOR TO BUILDING PERMIT BEING ISSUED.
- STORMWATER MANAGEMENT TO BE PROVIDED THROUGH REGIONAL FACILITY
- SITE CURRENTLY SERVICED BY PUBLIC WATER AND SEWER
- A KNOX BOX MUST BE INSTALLED TO ALL FIRE DEPARTMENT ACCESS TO THE BUILDING AND ALARM ROOMS.